

SECOND COMMUNITY MEETING REPORT  
**Petitioner: Boulevard Real Estate Advisors, LLC**  
Rezoning Petition No. 2020-013

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and virtual format of the Second Community Meeting (with instructions on how to request access to the virtual meeting) to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 31, 2020. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Second Community Meeting was held via Zoom webinar on Tuesday, August 11, 2020 at 6:30 p.m.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

None of the individuals or organizations that received the written notice requested instructions in order to attend the Second Community Meeting.

**SUMMARY OF ISSUES DISCUSSED:**

There were no attendees, and the meeting was adjourned. The Petitioner's representatives intended to present at the Second Community Meeting a copy of the slides attached to this Report as Exhibit C. A copy of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Respectfully submitted, this 12th day of August, 2020.

**Boulevard Real Estate Advisors, LLC, Petitioner**

cc: Charlotte Planning, Design and Development Department – Rezoning Staff

**Exhibit A**

2020-013	FID	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-013	0	1	14519209		PERFECTING CALLING LLC			9915 ORCHARD GRASS CT		CHARLOTTE	NC	28278
2020-013	0	1	14519213	LEARY	MARIE B			414 W CAMA ST		CHARLOTTE	NC	28217
2020-013	0	1	14519214	HOEFT	SCOTT	DENISE	HOEFT	39018 290TH ST S E		GULLY	MN	56646
2020-013	0	1	14519215	STEWART	GILFORD			4020 S TRYON ST		CHARLOTTE	NC	28217
2020-013	0	1	14519216	PATEL	GAURANG			4014 WIELTLING ST		CHARLOTTE	NC	28217
2020-013	0	1	14519217	TURNER-DRAKEFORD	CASSANDRA	KELVIN G	DRAKEFORD	2915 WILD DUCK CT		CHARLOTTE	NC	28262
2020-013	0	1	14519222	TURNER-DRAKEFORD	CASSANDRA	KELVIN G	DRAKEFORD	2915 WILD DUCK CT		CHARLOTTE	NC	28262
2020-013	0	1	14519301	CARTER	BRIAN J	CHRISTA P	CARTER	15W173 FILLMORE ST		ELMHURST	IL	60126
2020-013	0	1	14519302	WATSON	DONALD			405 W CAMA ST		CHARLOTTE	NC	28217
2020-013	0	1	14519303		SKV PROPERTIES LLC			6096 DELSHIRE CT		RALEIGH	NC	27614
2020-013	0	1	14519304	WATSON	STEVEN A	WANDA D	WATSON	413 W CAMA ST		CHARLOTTE	NC	28217
2020-013	0	1	14519308	MAYFIELD	LINDA HARGETT			3201 COLONY RD		CHARLOTTE	NC	28211
2020-013	0	1	14519317	SMITH	CHARLES B	TAMMY N	SMITH	PO BOX 428		PINEVILLE	NC	28134
2020-013	0	1	14519318	WRIGHT	CARMEN			4116 S TRYON ST		CHARLOTTE	NC	28217
2020-013	0	2	14902501		CLANTON PRESBYTERIAN CHURCH			335 FREELAND LN		CHARLOTTE	NC	28217
2020-013	0	1	14902502		CLANTON PRESBYTERIAN CHURCH			335 FREELAND LN		CHARLOTTE	NC	28217
2020-013	0	1	14902503	HAGLER	BRENDA G	CARL W	GREGORY JR	5640 SHARON RD		CHARLOTTE	NC	28210
2020-013	0	1	14902504	GRIFFIN	ALAN B			3609 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-013	0	1	14902505		CHARLES JONAS HWY PROPERTIES LLC			5925 CARNEGIE BLVD STE 200		CHARLOTTE	NC	28209
2020-013	0	1	14902506		HC ALEXANDER PLACE LLC			1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2020-013	0	1	14902507		HC ALEXANDER PLACE LLC			1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2020-013	0	1	14902508		HC ALEXANDER PLACE LLC			1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2020-013	0	1	14902509		WINNER PROPERTIES LLC			1232 BRAEBURN RD		CHARLOTTE	NC	28211
2020-013	0	2	14902510		HC ALEXANDER PLACE LLC			1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2020-013	0	1	14902511		HC ALEXANDER PLACE LLC			1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2020-013	0	1	14902512		CLANTON PRESBYTERIAN CHURCH			335 FREELAND LN		CHARLOTTE	NC	28217
2020-013	0	1	14902601		TRUSTWORTHY HOME ENERGY UPGRADES			PO BOX 485		BELMONT	NC	28012
2020-013	0	1	14902602	TOVAR	LIXA GUARDADO			2718 EDISON ST NE		ROANOKE	VA	24012
2020-013	0	1	14902603	SHANKLIN	LEON			4117 SOUTH TRYON ST		CHARLOTTE	NC	28217
2020-013	0	1	14902604	SHANKLIN	LEON T III			4127 S TRYON ST		CHARLOTTE	NC	28217
2020-013	0	1	14902605	SHANKLIN	LEON T			4127 S TRYON ST		CHARLOTTE	NC	28217
2020-013	0	1	14902608	BORKOUSKI	GREGORY J			344 E PETERSON DR		CHARLOTTE	NC	28217
2020-013	0	1	14902619	DAVIS JR	JOHN FRANK			305 E CAMA ST		CHARLOTTE	NC	28217
2020-013	0	1	14902620	JAIMES	JESSIE			2528 OHARA DR		CHARLOTTE	NC	28273
2020-013	0	1	14902621		BRICK WALL OF HOMES LLC			313 EAST CAMA ST		CHARLOTTE	NC	28217
2020-013	0	1	14902622		SFRH CHARLOTTE RENTAL LP			2145 TYSONS EXECUTIVE CT		DUNN LORING	VA	22027
2020-013	0	1	14902623		BLAKE CONSULTING SERVICES INC			4029 WINDWOOD CIR		CHARLOTTE	NC	28226
2020-013	0	1	14902624	WEST	CONRAD	KARA	WEST	9623 PROVIDENCE FOREST LN		CHARLOTTE	NC	28270
2020-013	0	1	14902625	LINDER	DAN F	PATRICIA M	LINDER	PO BOX 78234		CHARLOTTE	NC	28271

2020_013	FREQUENCY	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020_013	1		Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
2020_013	1	1983	Nicole	Frambach	3325 Anson St		Charlotte	NC	28209
2020_013	1	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2020_013	1	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2020_013	1	Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2020_013	1	Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217
2020_013	1	Clanton Park Community Neighborhood Association	Cynthia	Ward	912 Homewood Pl.		Charlotte	NC	28217
2020_013	1	Clanton Park Community Neighborhood Association	Dorothy	Waddy	4032 Broadview Dr		Charlotte	NC	28217
2020_013	1	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2020_013	1	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Ian	Rae	1201 Hartford Ave		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Michelle	Taylor	3732 Conway Ave.		Charlotte	NC	28209
2020_013	1	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2020_013	1	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2020_013	1	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2020_013	1	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2020_013	1	Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209

**Exhibit B**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2020-013** filed by Boulevard Real Estate Advisors, LLC to request the rezoning of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and East Cama Street

**Date and Time  
of Meeting:** Tuesday, August 11, 2020 at 6:30 p.m.

**Place of Meeting:** **See Below for Information on How to Access the Virtual Community Meeting**

We are assisting Boulevard Real Estate Advisors, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and East Cama Street from the R-8 zoning district to the UR-C (CD) zoning district. The purpose of this rezoning request is to accommodate the development of the site with any use or uses permitted by right or under prescribed conditions in the UR-C zoning district.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Tuesday, August 11, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to [nspeed@robinsonbradshaw.com](mailto:nspeed@robinsonbradshaw.com) to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-013), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-013.aspx>. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)  
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 31, 2020

## **Exhibit C**



# Rezoning Petition No. 2020-013

Boulevard Real Estate Advisors, LLC, Petitioner

Community Meeting

August 11, 2020

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

# Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Rezoning Plan
- V. Questions

## Rezoning Team

- Chris Branch, Boulevard Real Estate Advisors, LLC
- Michael Bender, Boulevard Real Estate Advisors, LLC
- Ty Shaffer, Robinson, Bradshaw & Hinson

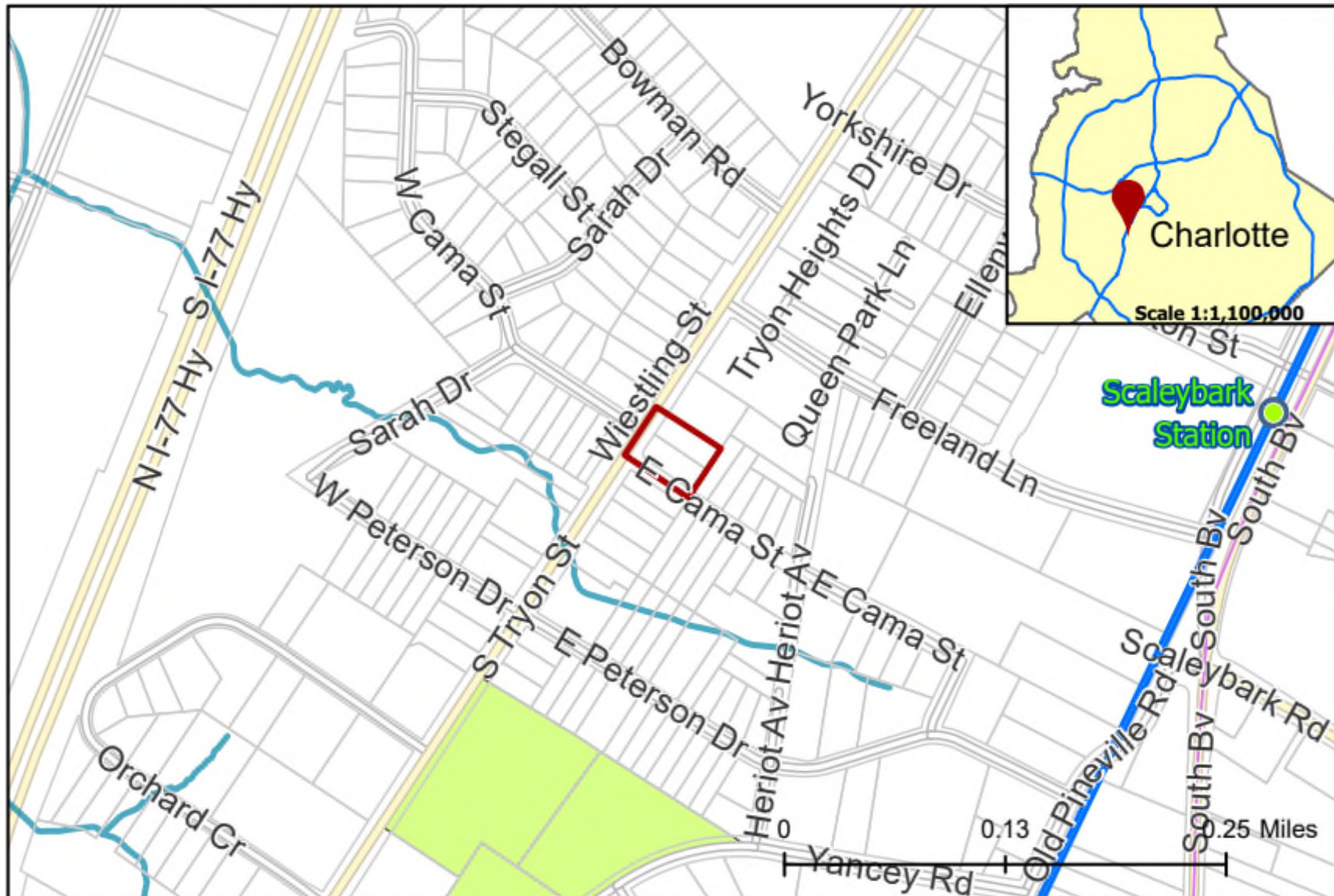
## **\*\*Current Rezoning Schedule**

- Public Hearing: Monday, September 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 19, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

**\*\*Earliest Dates That These Events Could Occur\*\***

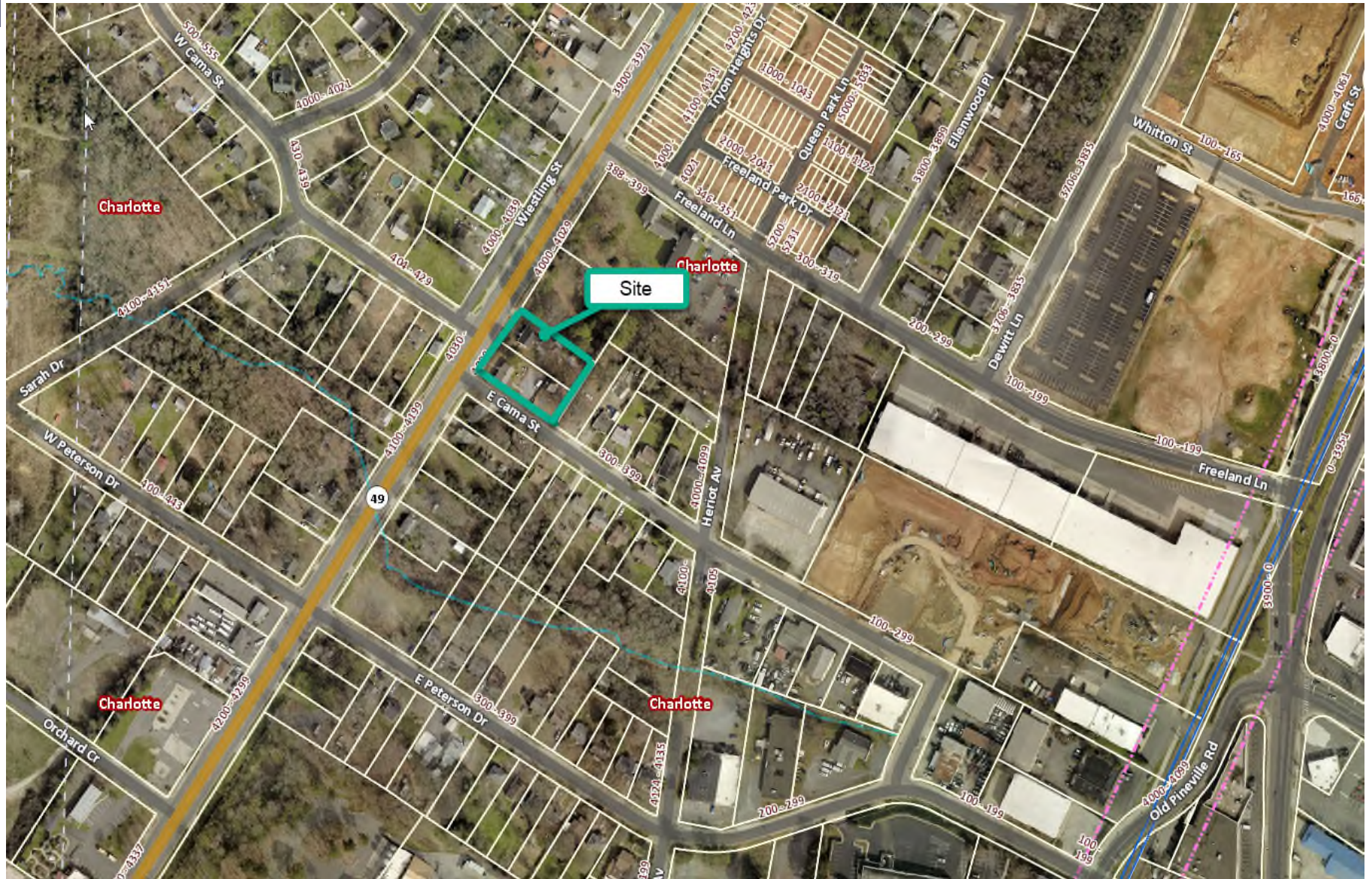


## Site – 0.613 Acres





## Site – 0.613 Acres



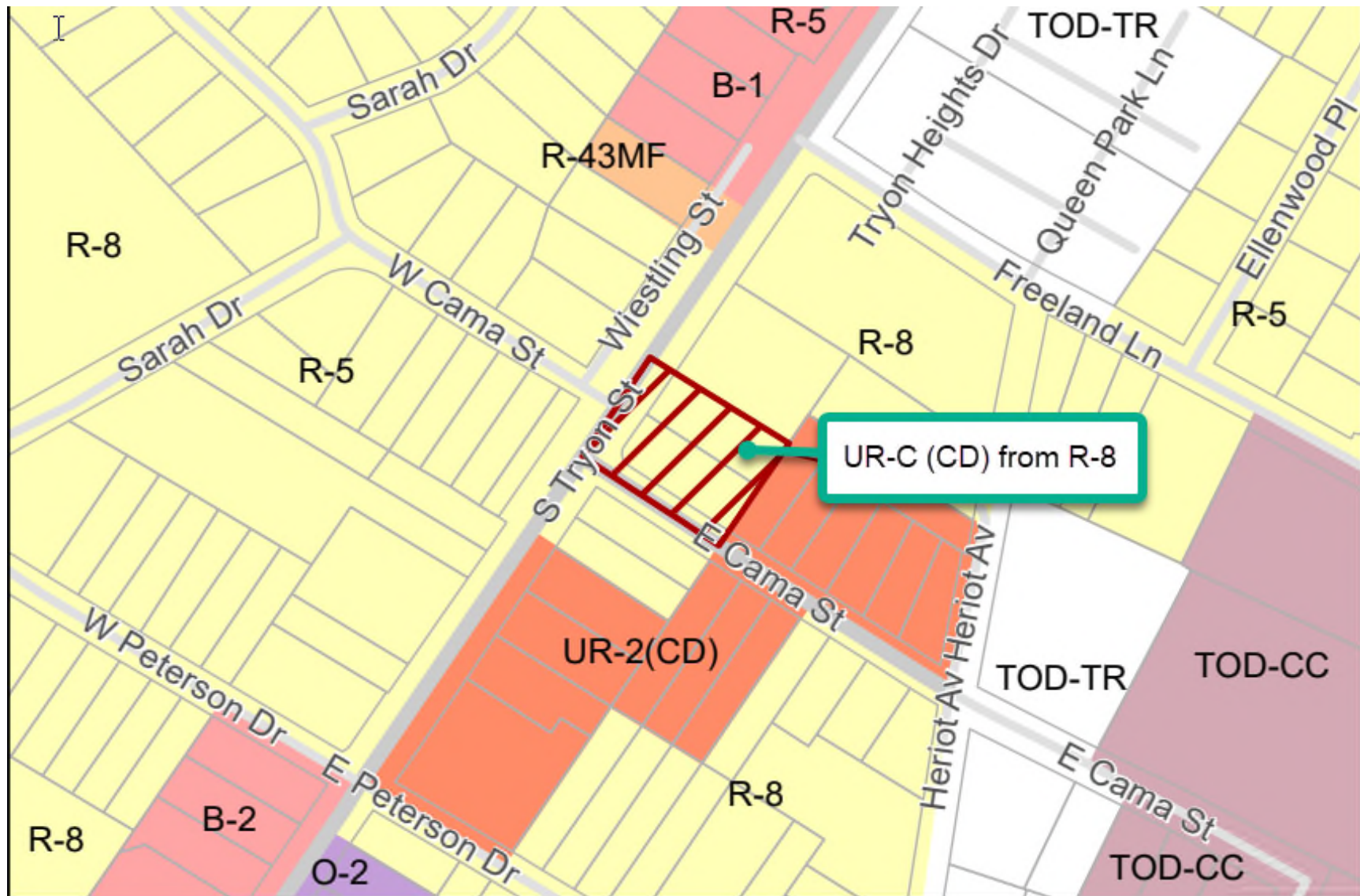


## Site – 0.613 Acres





# Current Zoning of the Site and Nearby Parcels/Rezoning Request





## Rezoning Request

Requesting that the site be rezoned from the R-8 zoning district to the UR-C (CD) zoning district to accommodate the development of the site with any use or uses allowed in the UR-C zoning district



# Rezoning Plan



**EAST CAMA STREET**  
(50' PUBLIC R/W MB 5-392)

